Project name	Africatown Yesler Seattle Residential 20220829
Document	Concept
Job size	181510 bsf
Notes	*Costs based on current values, no escalation is included* *Prevailing wages included* *Washington State Sales Tax is excluded* *Phasing of site construction and phased turn-over of site/buildings is not included*
Report format	Sorted by 'Bid Item 1' 'Detail' summary

Description	Takeoff Quantity	Total Cost/Unit	Total Amount
North Building - 7 Stories, 1 Below Grade (Type V and Type II)			
Apartments (Type V) - 5 stories	46,325.00 bsf	322.00 /bsf	14,916,650
Amenity/BOH/Future TI Space (Type I or II) - 1 story	9,265.00 bsf	391.00 /bsf	3,622,615
Enhancements - Roof Top Decks	9,265.00 sf	46.00 /sf	426,190
Below Grade Parking Garage - 1 stories (NIC)	***0.00 bsf***	***0.00 /bsf***	***0***
North Building - 7 Stories, 1 Below Grade (Type V and Type II)	**55,590.00 bsf**	**341.17 /bsf**	**18,965,455**
East Building - 8 Stories, 3 Below Grade (Type V and Type II)			
Apartments (Type V) - 5 stories	60,475.00 bsf	322.00 /bsf	19,472,950
Amenity/BOH/Future TI Space (Type I or II) - 1 story	12,095.00 bsf	391.00 /bsf	4,729,145
Enhancements - Roof Top Decks	12,095.00 sf	46.00 /sf	556,370
Below Grade Parking Garage - 2 stories (NIC)	***0.00 bsf***	***0.00 /bsf***	***0***
East Building - 8 Stories, 3 Below Grade (Type V and Type II)	**72,570.00 bsf**	**341.17 /bsf**	**24,758,465**
South Building - 5 Stories, 2 Below Grade (Type V and Type II)			
Enhancements - Roof Top Decks	2,000.00 sf	46.00 /sf	92,000
Below Grade Parking Garage (NIC)	***0.00 bsf***	***0.00 /bsf***	***0***
Community Center/Child Care	14,700.00 bsf	644.00 /bsf	9,466,800
South Building - 5 Stories, 2 Below Grade (Type V and Type II)	**14,700.00 bsf**	**650.26 /bsf**	**9,558,800**
West Building - 6 Stories, 1 Below Grade (Type V and Type II)			
Apartments (Type V) - 4 stories	30,920.00 bsf	322.00 /bsf	9,956,240
Amenity/BOH/Future TI Space (Type I or II) - 1 story	7,730.00 bsf	368.00 /bsf	2,844,640
Enhancements - Roof Top Decks	7,730.00 sf	46.00 /sf	355,580
Below Grade Parking Garage - 1 story (NIC)	***0.00 bsf***	***0.00 /bsf***	***0***
West Building - 6 Stories, 1 Below Grade (Type V and Type II)	**38,650.00 bsf**	**340.40 /bsf**	**13,156,460**
Site - 1 to 3 levels of Shoring			
Site Work - City Based, Deep Excavation for Below Grade Parking, Work in ROW, Complex Utilities, Paving	1.95 acre	690,000.00 /acre	1,345,500
Site Enhancements - Shoring	17,757.00 sf	92.00 /sf	1,633,644
Site Enhancements - Plazas/Courtyards	10,000.00 sf	27.60 /sf	276,000
Site - 1 to 3 levels of Shoring	**1.95 acre**	**1,669,304.61 /acre**	**3,255,144**

Estimate Totals

Description	Amount	Totals	Hours	Rate	Cost Basis	Cost per Unit	Percent of Total	
Liability Insurance	696,943			1.000 %	T	3.840 /bsf	0.92%	
State B&O Tax	331,543			0.471 %	T	1.827 /bsf	0.44%	
City License	106,084			0.150 %	T	0.584 /bsf	0.14%	
Bond	1,062,433			1.500 %	T	5.853 /bsf	1.41%	
Prime Contractor's Fee	3,594,566			5.000 %	T	19.804 /bsf	4.76%	
Base Bid + Total Add-ons	**5,791,569**	**75,485,893**				**415.877 /bsf**	**7.67%**	**100.00%**
Total		***75,485,893***				***415.877 /bsf***		